

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
MAY 18, 2026
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman	Terry Daley
Joseph Marchese	Lee Ann Kasha
Joe Calabrese, Engineer	John Synoski
Chuck Krone, Zoning Officer	

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of March 17, 2026.

Motion: _____ **Second:** _____

ROLL CALL: Marchese: _____ **Daley:** _____ **Synoski:** _____

BILLS TO BE PAID:

ADVISORS: MAY (2) @ \$ 60.00 Each for (1) meetings

DIRECTOR: \$ 175.00 for MAY Meeting(s)

Barry Isett 4/9/26 Butler 260 LD - \$ 810.00 / Amazon AVP1 Of Site Yard - \$ 135.00 /Ridgewood Sunburst Phase 1B - \$ 590.00 / Mericle Xroads Phase 1 LD - \$ 405.00 / FW Webb - \$ 7,732.50 / Central PA Equities - \$ 540.00 / Project hazelnut - \$ 1,255.00 / Mericle Xroads Phase 1 Construction - \$ 7,485.00 / Hazleton Beltway Phase 2 Minor SD \$ 675.00 / Mericle Phase 1 Lot 1 Basin Report - \$ 1,920.00 /Hazleton Logistic Site 2 Basin Report - \$2,000.00 /Mericle 309C - \$ 1,727.50 / Mericle Lot 57 -= \$ 405.00 Total - \$ 25,702.50

SOLICITORS: 3/27/26 - \$ 510.00

SECRETARY: MTG('S) MINUTES: 3/17/26 Meeting - \$ 50.00

Motion to recommend the Supervisors pay the above bills.

Motion: _____ **Second:** _____

Roll Call: Daley: _____ **Marchese:** _____ **Synoski:** _____

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **May 18, 2026**

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **May 18, 2026**

Mericle Crossroads Phase III, Phase IV & Phase V Major SD's – **June 16, 2026**

Mericle SR 309B Mixed Use Dev LD & SD – **July 21, 2026**

Mericle Crossroads Phase II Prelim/Final Major LD – **May 18, 2026**

Hazleton Creek Industrial Ctr – Revised – **June 16, 2026**

Amazon Offsite Yard Prelim/Final LD – **June 16 2026**

ADMINISTRATIVE ACTIONS

PUBLIC COMMENT: Public comment on agenda items only. Please sign the sign in sheet and state your first and last name, your address, and the agenda item you wish to comment on. Comment will be limited to 3 minutes per speaker.

PLANS CONSIDERED FOR APPROVAL

PLANS UNDER REVIEW

Valery & Sofi Properties Inc Minor Subdivision Accepted: 8/20/24 P-24-12

Received: Application / Checklist / Fee schedule & summary sht / SD Fee - \$ 700.00 / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luzerne County / Plans / Corr to RJD & Zoning / 8/27/24 Luz Cty Planning – (4) comments & 8/23/24 Luz Cty Engineering – (11) comments / 9/12/24 RJD Rev # 1 – (13) comments / 9/13/24 Zoning Rev. – Not In compliance – Lot size / 1/21/25 RJD Rev #2 – (5) comments / Ext of time to expire May 18, 2026

Proposed is to create (2) new lots from (1) existing lot, located at 219 & 221 Beaver Brook Road. New lot 1 will be (8,575 SF with an existing half double home, driveway and all public utilities. New lot 2 will be (10,863 SF) with any existing half double home, garage, driveway and all public utilities.

**Motion to grant a 90 Day time extension for Valery & Sofi Properties Inc Minor Subdivision to expire August 18, 2026. Motion: Second:
Roll Call: Marchese: Daley: Synoski:**

Mericle Crossroads Phase 2 Preliminary/Final Major SD Accepted: 2/18/25 P-25-03

Received: Cover Letter / Application / Checklist / Fees - \$ 11,544.00 SD Fee & \$ 19,733.70 Recreation Fee / 2/6/25 Dep Application Mailer / Signed Developer's Agreement to pay all Fees / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Wetland Fact Sht / Cover letter to Luzerne County Planning & Engineering / Signed Certificates of Ownership / Wetland Delineation Report / Corr to Zoning Officer & Township Engineer / 3/4/25 Luzerne county Planning (5) comments & Engineering (89) comments / 4/7/25 Zoning Review – In compliance / 4/29/25 Revised Submission – response comments to RJD rev 4/11/25 & revised plans / 4/30/25 **Waiver request** (1) 203, 301.C & 501 – Requirement of a Preliminary Plan Submittal, & (2) 404.1 Plan Scale / 5/1/25 RJD Rev #1 – (1) General & (31) Saldo comments / 1/2/26 RJD Rev #2 – (4) comments / 12/31/25 Mericle - Revised submission & Response comments of RJD Rev dated 4/11/25, Wetland Delineation Report & Revised plans dated 11/03/25 / 5/13/26 Request for a 90 day extension of time /

Proposed is to subdivide (4) existing lots into (13) building lots, (1) roadway & (3) non-building lots

**Motion to grant a 90 Day time extension for Mericle Crossroads Phase 2 Preliminary/Final Major Land Development to expire August 18, 2026. Motion: Second:
Roll Call: Marchese: Daley: Synoski:**

Mericle Crossroads Phase III Preliminary/Final Major SD Accepted: 3/18/2025 P-25-04

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 5,655.66 Recreation Fee - \$ 7638.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover letter Luzerne Cty / 3/17/25 Mericle request for sewer & water service / 4/1/25 Luzerne County Planning (5) comments & Engineering (96) comments / 5/15/25 Zoning Rev- in Compliance / 90 Day Ext of time to expire 9/16/25 / 10/17/25 Mericle Revised Submission – Response to RJD Rev of May 1, 2025 – Lot Closure Report – **Waiver requests – 203, 301.C 7 501 – Requirement of a Preliminary plan submittal & 404.1 Plan Scal 1” = 60’ / 10/17/25 2nd Zoning Review – In compliance / Ext of time to expire 3/17/26 /**

This project is located directly West of I-81, North of SR 924, East of lands of Joseph & Elizabeth Marushin and South of lands of Lineage PA Hazleton. Proposed is to create (5) building lots from (2) existing Parcels and (2) roadways. New lots 301- 48.33 Acres, 302 – 50.12 Acres, 303 – 75.41 Acres, 304– 50.61 Acres and 305-25.69 Acres. New Road A– 5.61 Acres & New Road B – 3.86 Acres.

Mericle Crossroads Phase IV Preliminary/Final Major SD Accepted: 3/18/2025 P-25-05

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$ 6,434.24 & Recreation Fee - \$ 9,585.60 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne County / 3/17/25 Mericle – Corr to HCA request for water service / 3/17/25 Corr to HTMA for sewer / 4/2/25 Luzerne Cty Planning – (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance / 90 Day Ext of time to expire 3/17/26 /

This project is located East of I-81 and north of SR 924. Proposed is to combine and subdivide (8) existing lots into (13) individual lots, which include (6) Building Lots, (1) roadway & (6) non-building (Lots 401 thru 412 & Road A) Lot 401 – 60.97 Ac, Lot 402 – 35.56 Ac, Lot 403 – 42.97 AC, Lot 404 – 18.83 AC, Lot 404- 18.83 Ac, Lot 405-23.04 AC, Lot 406 – 17.74 Ac, Lot 407 – 11.64 AC, Lot 408 – 25.74 AC, Lot 409 – 24.42 Ac, Lot 410 – 26.86 Ac, Lot 411 – 15.31 Ac, Lot 412 – 2.74 Ac & Road A – 13.70 Ac

Mericle Crossroads Phase V Preliminary/Final Major SD Accepted: 3/18/2025 P-25-06

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$4,762.76 & Recreation - \$ 5,406.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne Cty / 3/17/25 Mericle – Corr to HCA for water service / 3/17/25 Corr to MAHT for sewer service / 4/2/25 Luzerne Cty Planning (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev- In Compliance / 90 Day ext of time to expire 3/17/26 /

The project is located off of SR 93 in New Coxeville, South of lands of NP Hazleton Logistics. The purpose of this Subdivision is to create (6) Lots from the existing parcels, (2) of these parcels are in Carbon County. New Lots: Lot 501- 36.70 Ac, Lot 502 – 37.65 Ac, Lot 503 – 37.44 Ac, Lot 504 65.91 Acres – partially in Carbon County, Lot 505 – 25.33 Ac- in Carbon County, and Road A – 10.77 Ac

Mericle SR309B LLC Proposed Mixed Use Development Prelim/Final Major Land Dev & Subdivision Accepted: 4/15/25 P-25-08

Received: Cover Letter / Application / Checklist / Stormwater Mgt Application / Airport Hazard Zone Application / Fee Schedule & Summary Sht / Signed applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all Fees / 5/2/24 HCA – water service request 7000 GPD / 3/22/24 Email to MAHT – Component 3 for review & signatures / 6/26/23 Wetland Presence/Absence Investigation / 3/25/25 Corr to Luzerne Cty / **3/25/25 Waiver Requests:**

(1) 301.A, 301.C & 302 – Requirement of a Preliminary Plan submittal (2) 811.6 Sewer Lateral slopes less than 2% 813.2.A Sidewalks along roadways – partial waiver (4) 814.2 Provide sod on slopes (10%) or greater

(5) 814.7 Street trees for Lot 2 frontage (6) 814.11 Requirement to preserve steep slopes (7) 1203.2.F.8 Drainage pipes minimum 15” for roof leaders & site drainage & (8) 1203.3.O.2.f Flat bottom basin in lie of 1” slope / Stormwater Mgt Report / Plans / 4/7/25 Zoning Review – not in compliance – Variance needed for Access Driveway widths / 4/25/25 Luz Cty Planning – (7) comments & Luz Cty Engineering – (105) comments / 4/25/25 Luz Cty Planning Rev – (7) comments & Engineering (106) comments / 4/24/25 MAHT – Sewer Available – (18 EDU’s) / Ext of time to 01/20/26 / 12/4/25 / 12/4/25 NPDES NOI complete & technically adequate / 12/5/25 Zoning Rev – Revised Plans – In Compliance / 12/24/25 Dep – Planning Module approval (Revision) / 1/5/26 LCD - Revised Submission 6/25/25 Response comments to RJD review of 5/14/25 / 9/30/2025 Revised Submission – Response comments to RJD Review 7/15/25 – Waiver Requests – Deeds- Probable Construction costs Erosion Potential Analysis for Chapter 102 Stormwater Management Report Revised 6/23/2025 – Plans / 90 Day Ext of time to expire 7/21, 2026

Proposed is to subdivide an existing 78.36 Acre parcel into (3) lots. Lot will be 2.59 Acre parcel for a proposed 6,000 SF Car Wash. Lot 2 will be 2.58 Acres for a proposed 6,049 SF Convenience Store and lot 3 will be 73.19 residual parcel for a proposed future Land Development.

Mericle Crossroads Bus Park– Phase II Prelim/Final Major Land Dev. Accepted: 5/21/25 P-25-12

Received: Cover Letter / Application / Checklist / Stormwater Management Application / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all fees / 4/30/25 Corr to Luzerne County / Deeds / Stormwater Management Report / Plans / 7/19/25 RJD Rev #1 (15) General, (5) Zoning, (90) Saldo & (5) STW / 12/15/25 LCD – NPDES Technical Deficiencies / 1/6/26 Zoning Review – In Compliance / LCD 4/2/26 Technical Deficiency Letter, Crossroads East Phase 1 / 5/13/26 90 day extension of time request /

Proposed is to construct (13) Buildings (7,081,500 SF) and (2) Roadways to be dedicated to the Township on a 669 Acre parcel located north of Phase 1.

**Motion to grant a 90 Day time extension for Mericle Crossroads Business Park Phase II Preliminary/Final Major Land Development to expire August 18, 2026. Motion: Second:
Roll Call: Marchese: Daley: Synoski:**

Hazleton Creek Proposed Industrial Center – Revised Accepted 12/15/25 P-25-28

Preliminary/Final Major Subbdivision & Land Development

Received: Cover Letter / Application / Checklist / Signed Developer’s Agreement / Stormwater Management Permit Application / Fee Schedule & Summary Sht / Fee - \$ 4,659.00 LD Fee & \$ 2,450.00 Rec Fee / Signed Certificate of Ownership / 10/28/25 Bohler Eng – Previous Waiver Requests – This plan does not exacerbate any of the prior approved Waivers / 4/12/24 Department – approved jurisdiction determination on US waters including jurisdictional wetlands / 1/16/24 Dep Water Obstruction & encroachment permit / Stormwater Management Report / Submittal to Luzerne County 10/30/25 / 1/6/26 Zoning Rev – In compliance / 1/7/26 Luz Cty Planning – (3) comments & Engineering – (63) Twp comments & (7) General comments / 1/20/26 Bary Isett Rev #1 – (7) General, (30) Saldo & (3) Stormwater comments / 1/22/26 Luz Cty Planning – (5) comments & 1/5/26 Eng – (21) City & (32) Twp & (5) General comments / 1/21/26 Fire Chief rev- no comments/

Proposed is to split the previously approved Bldg #3 into two new building lots. Buildings #3 & #7

Amazon AVP1 Off Site Yard Preliminary/Final LD Accepted: 12/15/25 P-25-31

Received: Transmittal Letter / Application / Checklist / Fee Schedule & Summary Sht / Fees – \$ 6,069.00 Preliminary Fee & \$ 1,025.00 Final Fee / Signed Developer’s Agreement to pay all fees / Stormwater Mgt Application / **Waiver Request 813.2** – Requirement of sidewalks /Wetland Absence Presence Report / Wetland Fact Sheet / Geotechnical Engineering Report / Plans / Corr to Zoning / 1/6/26 Zoning Rev – In Compliance / 1/23/26 LCD – NPDES-Incomplete / 2/4/26 Isett Rev #1 –(7) General, (47) Saldo & (8) Stw comments / 3/24/26 Revised Submission – PNDI ReceiptWetland Absence Presence Report, E& S Narrative, E&S Module 1, Erosion Analysis for Chapter 102 permits, PCSM plan Narrative, Geotechnical Evaluation Report, PCSM Module 2 & Revised Plans / 4/20/26 Barry Isett Rev #2 – (9) comments /

Proposed is to create a formal truck yard for Amazon, currently an unpaved dirt lot, on lot 40A-2, southeast of the current Amazon, in Humboldt Industrial Park. The lot will be striped for 348 truck stalls, with lighting and an 8’ fence. There is a current detention pond on the site. The current driveway will be blocked off and a new access will be off of Cinnamon Oak Drive.

Hasd Grades 1-5 Elementary School & Road Access Project Preliminary/Final Major LD
Accepted: 3/17/26 P-26-01

Received: Transmittal letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Fees \$ 5,284.00 LD Fee & \$ 1,550.00 Recreation Fee / Signed Certificate of Ownership / Wetland Fact Sht / Stw Mgt Application / Project Cover Letter / Waiver Request 203 & 301.C Requirement of a Preliminary Plan submittal / _Parking & Stacking Evaluation Narrative / Dep Planning Module Application Mailer PNDI Search / 11/2025 DCNR – No Impact Anticipated 12/4/25 Us Fish & Wildlife Service – no impact to bats / 2/19/26 Letter of Transmittal to Luzerne County, Transmittal Letter to HCA, Transmittal letter to GHJSA Individual Permit to Dep, Transmittal to Luzerne Conservation District / 10/27/25 UGI Natural Gas Available / 12/29/25 / PPL New three phase service / Deed(s) / PCSM Report / Regulated Waters Delineation Report / Transportation Impact Study / EV Wetland Anti-Degradation Analysis / Stream Crossings Report / Corr To Zoning, Fire Chief / 3/23/36 Luz Cty planning – (9) coments & 3/13/26 Luz Cty Engineering – (40) comments / 4/6/26 Benesch Rev #1 – (57) comments / 3/17/26 Zoning Rev- In Compliance / 3/12/26 GHJSA – Sanitary Sewer available / 3/23/26 LCD NPDES incomplete / 5/14/26 Dep Act 537 Planning Module Exemption Letter / **Revised submission** received 5/15/26 – Transmittal Letter,Response to Benesch comments of 4/6/26 0 FAA application and determination of noe hazard to air navigation – Revised plans – Preliminary Bridge Plans – Revised PCSM – Revised Transportation Impact Study

Proposed is to construct a 321,840 SF New K thru 5 Elementary School North of the existing High School with capacity for 1200 students, an additional 88 parking spaces, a new driveway from 23rd Street between the High School & Early learning Center. Construction of a new private access road connecting to Hazle Township Blvd.

Mericle Crossroads Phase 1 Lot 6 Prelim/Final Major SD Accepted: 4/21/2026 P-26-03

Received: Cover Letter / SD Fee - \$ 2,473.00 / Application /Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all fees / Corr to Luzerne County Planning & Engineering / Deed (s) / Plans / 4/7/26 Luz Cty Planning Rev – (9) comments & 3/27/26 Cty Engineering – (10) comments / 4/19/26 Zoning Rev – In Compliance / 5/13/25 Barry Isett Rev #1 – (12) comments /

Proposed is to convey a small portion of Lot 6 into the existing sanitary sewer pump station

Eagle Rock EH Lots 109/110 Minor SD Accepted: 4/21/26 P-26-04
Received: Application / Checklist / SD Fee - \$800.00 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Plans / 4/19/26 Zoning Rev – In Compliance

Proposed is a lot line adjustment for Lots 109 & 110 in the Eastern Hills section of Eagle Rock shifting the lot line 7 feet into lot 109 to accommodate construction on lot 110.

Butler 260 Bldg 6 Preliminary/Final Major Land Development Accepted: 4/1/26 P-26-05
Received: Cover Letter / Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / LD Fee - \$ 16,363.00 / Drainage Plan Application / Stormwater Mgt Application / Signed Certificate of ownership / 9/22/25 UGI – Natural Gas Available / 8/15/2025 ppl Electric available / 12/15/22 HCA – Drinking Water available / Signed Applicant Acknowledgement / 4/1/26 design BLD Waiver Requests – 203, 301.C & 501.A – Requirement of a Preliminary Plan Submittal, 813.1 & 1009 Concrete curbs along parking lot / E&S & Stormwater Probable costs / 3/31/26 Dep – Act 537 Planning – This project is exempt / Deeds / PNDI Report / Corr to Zoning & Fire Chief / E & S Control Report / PCSm Report / Wetland Report / Plans / 3/31/26 Dep Act 537 Sewage Planning – Exemption / 4/19/26 Zoning Rev – In Compliance / 5/6/26 Luz Cty Planning – (7) comments & Engineering – (57) comments /

Proposed is to construct one new 1,182,720 SF Industrial Facility located on Lot 3 with a future 322,560 expansion. Parking, utility and landscaping located on SR 424, North of 424 & Conahan Drive and East of SR 309, N Church Street.

NEW PLANS SUBMITTED

Mericle Crossroads Phase III Prelim/Final Land Dev. Received: 4/10/26 P-26-05
Received: Cover Letter / Application / Checklist / Fee - \$ 40,018.90 / Stormwater Permit / Wetland Fact Sht / Signed Certificate of ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Submittal to Luz Cty Planning & Engineering / Wetland Delineation Report /

Motion to accept the Mericle Crossroads Phase III Preliminary/Final Major Land Development as a complete application. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

Atlantic Carbon Stockton#6 Minor SD Received: 4/21/2026 P-26-06
Received: Cover Letter / Transmittal Letter to Luzerne County / Application / Property Owner Info / Fee - \$ 1,100.00 / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Applicant Checklist / Deeds / Plans / Corr to Zoning Officer /

Proposed is to subdivide and annex lots to the adjoining properties. Proposed Lot 2 to be annexed to John Graaf. Proposed Lot 3 Eric Lorah to be adjoined to Lot 1 Atlantic Carbon Group, Proposed Lot 4 Remaining Lands of Eric Lorah located East of Stockton Mountain Road & south of Club Forty Road & Mike Court

Motion to accept the Atlantic Carbon Stockton #6 Minor Subdivision as a complete application. Motion: Second:
Roll Call: Daley: Marchese: Synoski

Jeddo Coal Company Minor Subdivision Received: 4/22/2026 P-26-07
Received: Application / Checklist / SD Fee \$ 750.00 & Rec Fee \$ 288.50 / Signed Applicant Acknowledgement / Deed / Lot 1 & lot 2 Deed Description / Plans / Corr to Zoning Officer /

Proposed is to Subdivide a portion of Parcel 26-S8-00A-024 to Create Lot 1 (5.04 Acres) & a portion of parcel 26-S9-00A-011 (+/- 4.58 acres) to Create lot 2. Lots 1 & 2 will be conveyed to Centre Stone & Lime Company for property located off of SR 940 & Stockton Mountain Road.

Motion to accept the Jeddo Coal Company Minor Subdivision as a complete application. Motion: Second:
Roll Call: Daley: Marchese: Synoski

PUBLIC COMMENT NOT ON THE AGENDA

THE ENTIRE ABOVE IS ONLY GENERAL NOTES IN REGARD TO OUR CURRENT REVIEW. MORE SPECIFIC INFORMATION OR ITEMS MAY BE REQUIRED AS PLOT PLAN(S) ARE REVIEWED

CORRESPONDENCE:

Luz Cty Planning 5/6/26 Butler 260 Bldg 6 LD – (7) comments

Luz Cty Eng 5/6/26 Butler 260 Bldg 6 LD – (57) comments

Dep 5/1/26 Project Hazlenut Act 537 Revision – approval
5/7/26 Project hazelnut NPDES Technical Deficiencies #2
5/14/26 HASD New 1 -5 Elementary School – Act 537 Planning Module – Exemption Letter

Barry Isett 5/13/26 Eagle Rock EH Lot 109&110 Minor SD Rev #1 – (13) comments
5/13/26 Mericle Crossroads Phase 1 Lot 6 Major SD Rev #1 – (12) comments

Mericle 5/13/26 90 Day extension of time request Crossroads Phase II Major Land Development
5/13/26 90 Day extension of time request Crossroads Phase II Major Subdivision

The next regular Planning meeting will be held Tuesday June 16, 2026 at 6:00 PM

Motion to adjourn the meeting at _____ PM Motion: Second:
Roll Call: Daley: Marchese: Synoski: